



February 10, 2009  
23.00-0154-13393-09

Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Attention: Mr. Edward Axler

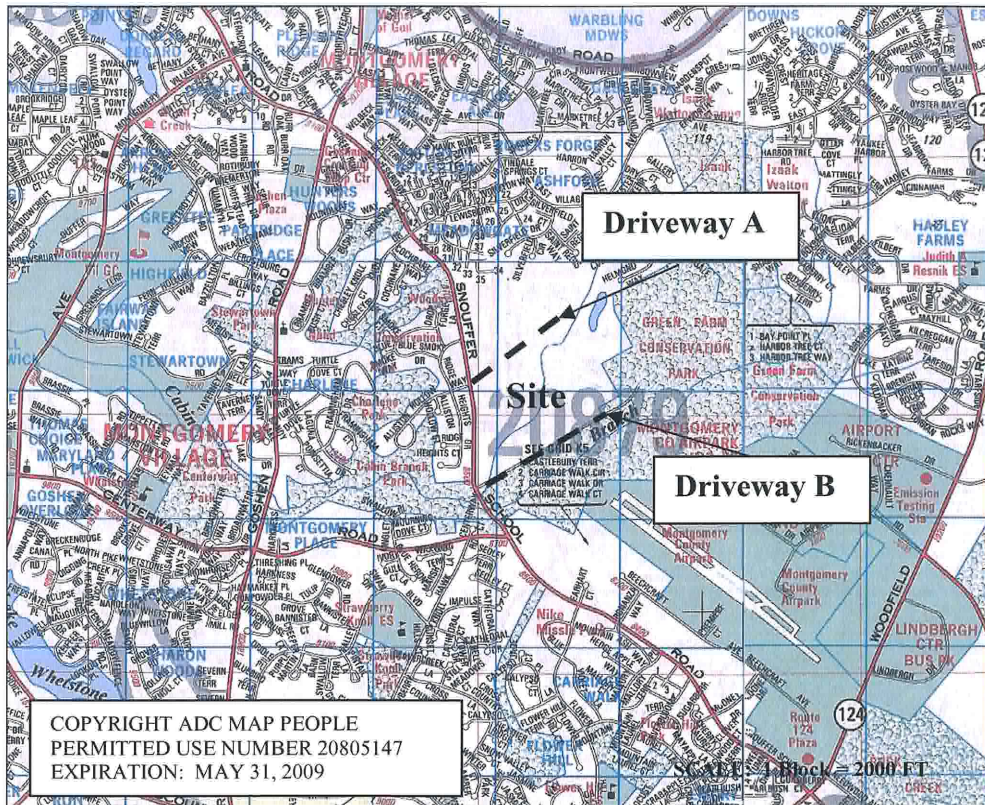
Reference: Preliminary Plan No. 12004018D

Subject: Traffic Statement (**REVISED**)  
Montgomery County Acquisition of a Portion of the Webb Tract

Dear Mr. Axler:

The subject project consists of a portion of the property on the north side of Snouffers School Road previously known as The Webb Tract. The preliminary plan has been approved as "North Airpark Business Park". In July of 2004, the plan was approved for up to 559,300 square feet of research and development (R&D), up to 247,626 square feet of light industrial and commercial office use, and up to 461,285 square feet of warehouse use, or a combination of non-residential development with an equivalent number of weekday morning and evening peak hour trips.

In June of 2004, an addendum to the plan was filed which outlined the distribution of the land uses among site-access points. The site is served by two driveways shown in Figure 1. Driveway A serves the northwest portion of the site and is opposite Alliston Hollow Way. Driveway B serves the southeast portion of the site, and is located approximately 1,300 feet southeast of Driveway A, forming a "T" intersection at Snouffer School Road. There will be no connection between driveways due to the wetlands separating the northwest and southeast portions of the property. The preliminary plan calls for 559,300 SF of R&D and 192,720 SF of warehouse to be located in the northwest portion of the site served by Driveway A. The remaining 247,626 SF of business park and 268,565 SF of warehouse, located in the southeast portion of the site, are served by Driveway B. Table 1 shows the previously approved peak hour trips for each driveway.



**Figure 1 – Site Location Map**

**Table 1 – Previously Approved Peak Hour Trips\***

Density/Use	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
559,300 SF R&D (ITE Code 760)	577	117	694	89	515	604
192,720 SF Warehouse (ITE Code 150)	109	24	133	27	83	110
<b>Subtotal Driveway A</b>	<b>686</b>	<b>141</b>	<b>827</b>	<b>116</b>	<b>598</b>	<b>714</b>
247,626 SF Business Park (ITE Code 770)	295	57	352	78	261	339
268,565 SF Warehouse (ITE Code 150)	137	31	168	36	107	143
<b>Subtotal Driveway B</b>	<b>432</b>	<b>88</b>	<b>520</b>	<b>114</b>	<b>368</b>	<b>482</b>
<b>Total Site Trips</b>	<b>1,118</b>	<b>229</b>	<b>1,347</b>	<b>230</b>	<b>966</b>	<b>1,196</b>

\*Airpark North Traffic Study Addendum, dated June 16, 2004.

The Montgomery County Property Use Study provides for the acquisition of the entire northwest portion of the property as part of their efforts to upgrade, consolidate and relocate several County facilities. These include the Public Safety Training Academy (PSTA) and the Montgomery



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County Public Schools (MCPS) Food and Nutrition Services Facility. Under this scenario, Driveway A would serve only the County facilities.

The PSTA is currently located at 9710 Great Seneca Highway in Rockville, Maryland. The Academy's two primary occupants are Montgomery County Fire and Rescue Services and Montgomery County Police. The PSTA specializes in various law enforcement training and public safety training operations. The MCPS Food and Nutrition Service facility is currently located at 16644 Crabbs Branch Way in Rockville, Maryland. It is responsible for food production, storage, and distribution to schools throughout the County.

The PSTA and MCPS Food Service facilities do not conform to the traditional Institute of Transportation Engineers land use codes. Therefore, County officials were contacted and interviewed to obtain specific trip information for each proposed use. The survey results are included as an Attachment. Table 2 shows Montgomery County's projected peak hour trips.

**Table 2 – Montgomery County Projected Peak Hour Trips**

Name of Facility	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Public Safety Training Academy	110	20	130	55	45	100
MCPS Food & Nutrition Services	17	5	22	5	14	19
<b>New Subtotal Driveway A</b>	<b>127</b>	<b>25</b>	<b>152</b>	<b>60</b>	<b>59</b>	<b>119</b>

Under the County's proposed use of the northwest portion of the site, there is a significant reduction to the number of trips compared to the current plan. Table 3 compares the new trips, by driveway, with the number of trips generated by the approved preliminary plan.

**Table 3 – Projected Future Trips and Comparison**

Density/Use	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Subtotal Driveway A	127	25	152	60	59	119
Subtotal Driveway B	432	88	520	114	368	482
New Total Site Trips	559	113	672	174	427	601
Original Approved Site Trips	1,118	229	1,347	230	966	1,196
<b>Trip Reduction</b>	<b>-559</b>	<b>-116</b>	<b>-675</b>	<b>-56</b>	<b>-539</b>	<b>-595</b>

Based on the above comparison, the number of peak hour trips generated by the relocation of the PSTA and MCPS Food Service facilities to the Webb Tract / North Airpark Business Park is significantly less than the displaced land uses as previously approved under Preliminary Plan No. 12004018D, resulting in less traffic impact than the originally approved development.



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As a result, we are requesting your consideration of this Traffic Statement in lieu of a full Traffic Impact Study in accordance with the *Local Area Transportation Review* guidelines.

In addition, there would be no new peak hour trips required to be mitigated to satisfy the *Policy Area Mobility Review* guidelines.

Should you have any questions, or require additional information, please do not hesitate to contact me at (410) 281-2935.

Very truly yours,

STV INCORPORATED

Matthew T. Storck, PE  
Senior Associate

MTS/kma

Attachments as noted

cc: Ms. Rassa Davoodpour, Montgomery County  
Mr. Fred Lees, Montgomery County

## Traffic Survey – Webb Tract



Name of Facility: Public Safety Training Academy (MCFR)

Address of Existing Facility: 9710 Great Seneca Highway  
Rockville, MD 20850

- 1) What is the total number of people (approximate daily average of employees, volunteers, visitors, etc.) that use this site for MCFR related activities?

145 – 150 (Weekdays)

45 – 55 (Weeknights & Weekends)

- 2) Brief description of MCFR related activities/work performed at the facility:

Basic & Advanced Firefighting/ Recruit Training/ Emergency Medical Training  
Basic & Advanced/ Command Officer Development/ In-Service Training of  
Personnel/ Driver Training Basic & Advanced

- 3) Typical hours of operation:

5:30 AM – 11:00 PM

- 4) During what times do most people arrive at and depart from the facility?

	<u>Employees</u>	<u>Volunteers</u>	<u>Visitors/Deliveries/Other</u>
Arrive	<u>4:30 AM</u>	<u>7:00 AM</u>	<u>9:00 AM</u>
Depart	<u>11:00 PM</u>	<u>10:00 PM</u>	<u>5:00 PM</u>

- 5) Number of vehicles during the busiest hour between 7:00 and 9:00 AM:

	<u>Passenger Cars</u>	<u>Trucks/Buses</u>
In	75	10
Out	10	0

- 6) Number of vehicles during the busiest hour between 4:00 and 6:00 PM:

	<u>Passenger Cars</u>	<u>Trucks/Buses</u>
In	30	10
Out	5	0

# Traffic Survey – Webb Tract



Name of Facility: Public Safety Training Academy (MCPD)

Address of Existing Facility: 9710 Great Seneca Highway  
Rockville, MD 20850

- 1) What is the total number of people (approximate daily average of employees, volunteers, visitors, etc.) that use this site for MCPD related activities?

170

- 2) Brief description of MCPD related activities/work performed at the facility:

Developing and providing instructional training to all members of the department and other law enforcement agencies in Montgomery County. Training is divided into Entry Level Training (26 weeks), In-Service Training (1800 employees) and Specialized Training throughout the Division. Training areas such as driver training, shooting range, K-9 training are a few examples.

- 3) Typical hours of operation:

7:00 AM – 10:00 PM

- 4) During what times do most people arrive at and depart from the facility?

	<u>Employees</u>	<u>Volunteers</u>	<u>Visitors/Deliveries/Other</u>
Arrive	<u>6:30 AM</u>	<u>8:00 AM</u>	<u>8:00 AM</u>
Depart	<u>3:30 PM</u>	<u>4:00 PM</u>	<u>4:00 PM</u>

- 5) Number of vehicles during the busiest hour between 7:00 and 9:00 AM:

	<u>Passenger Cars</u>	<u>Trucks/Buses</u>
In	25	0
Out	10	0

- 6) Number of vehicles during the busiest hour between 4:00 and 6:00 PM:

	<u>Passenger Cars</u>	<u>Trucks/Buses</u>
In	15	0
Out	40	0

# Traffic Survey – Webb Tract



Name of Facility: Division of Food and Nutrition Services  
Montgomery County Public Schools

Address of Existing Facility: 16644 Crabbs Branch Way  
Rockville, MD 20855

- 1) What is the total number of people (approximate daily average of employees, volunteers, visitors, etc.) that use this site?

125

- 2) Brief description of MCPD related activities/work performed at the facility:

The facility includes a state-of-the-art automated food production center, a 22,500 square foot warehouse that contains the inventory of products needed to prepare school meals, and administrative offices. Food is delivered to schools on a daily basis.

- 3) Typical hours of operation:

3:00 AM – 5:00 PM

- 4) During what times do most people arrive at and depart from the facility?

	<u>Employees</u>	<u>Volunteers</u>	<u>Visitors/Deliveries/Other</u>
Arrive	<u>5:30 AM</u>	<u>N/A</u>	<u>6:00 AM</u>
Depart	<u>3:00 PM</u>	<u>N/A</u>	<u>2:00 PM</u>

- 5) Number of vehicles during the busiest hour between 7:00 and 9:00 AM:

	<u>Passenger Cars</u>	<u>Trucks/Buses</u>
In	14	3
Out	4	1

- 6) Number of vehicles during the busiest hour between 4:00 and 6:00 PM:

	<u>Passenger Cars</u>	<u>Trucks/Buses</u>
In	5	0
Out	14	0